



Wilkie Road Wellingborough NN8 4SZ

Monthly Rental Of £1,250 pcm



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Lettings & Management
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 424666

Available for occupation from mid July 2024 and situated local to shops is this three bedroom three storey semi detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom and three double bedrooms with a dressing room and ensuite shower room to the master. The original garage is currently used as a store with sound proofed walls and ceiling. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, master bedroom with dressing room and ensuite shower room, two further bedrooms, bathroom and gardens to front and rear.

Enter via composite door with obscure glazed insert and top lighter to.

Entrance Hall

Cloakroom

Kitchen

19' 12" x 6' 2" (6.1m x 1.88m) (This measurement includes area occupied by the kitchen units)

Lounge/Dining Room

16' 4" x 13' 4" narrowing to 10' 0" (4.98m x 4.06m)

First Floor Landing

Bedroom Two

13' 4" x 11' 7" narrowing to 9' 10" (4.06m x 3.53m)

Bedroom Three

13' 4" x 11' 0" narrowing to 9' 4" (4.06m x 3.35m)

Bathroom

Second Floor Landing

Bedroom One

13' 3" narrowing to 9' 7" x 12' 7" plus window recess (4.04m x 3.84m)

Dressing Room

Ensuite Shower Room Outside

Gardens to front and rear.

Driveway providing off road parking.

Former garage - Currently used as a store

Council Tax

We understand the council tax is band C (£1,904 per annum. Charges for 2024/2025.

Energy Performance Certificate

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and to Legal for Landlords who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

Tenant Requirements

- First month's rent of £1,250 pcm
- Deposit of £1,442.30
- Your details will be submitted to our referencing company Legal for Landlords, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £288. This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£2692.30

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.